

**City of Greensboro Planning Department
Zoning Staff Report
Jul 10, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: G
Location: 4505 High Point Road (Southeast quadrant of High Point Road and Lakehaven Place)

Applicant: James L. Waynick (for Trustees)
Owner: Hinshaw Memorial United Methodist Church

From: RS-12
To: CD-HB

Conditions: 1) Uses: Church, church-related uses, and accessory uses.
2) Freestanding signage shall be limited to a monument sign with a maximum height of 22 feet.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Hinshaw Methodist Church
Acreage	2.01
Physical Characteristics	<i>Topography:</i> Southeasterly downward slope <i>Vegetation:</i> N/A <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Commercial
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Sedgefield Commons Shopping Center	HB
<i>South</i>	Jamison Place Tanning Salon / Church Parking and Playground	HB / RS-12
<i>East</i>	Marchester Apartments	RM-12
<i>West</i>	Budget Self Storage / A Cleaner World / Sonic Drive-In	CD-HB

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-HB (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
CD-HB: Primarily intended to accommodate retail, service, and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which cater primarily to passing motorists and require high visibility and good road access. Developments in this district generally have substantial front setbacks.

TRANSPORTATION	
Street Classification	High Point Road – Major Thoroughfare.
Site Access	Existing.
Traffic Counts	High Point Road ADT = 34,791.
Trip Generation	N/A.
Sidewalks	N/A.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to South Buffalo
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

N/A

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New “strip” commercial development is discouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This is the only property that fronts on High Point Road which is still zoned single family. Thus, CD-HB zoning is completely compatible with the existing zoning pattern of this section of the corridor.

The sole purpose for this zoning change is to permit the church to have a larger sign than what would be allowed under the RS-12 zoning classification. In context with the existing zoning pattern and development along High Point Road, this is a reasonable request.

This property is in an area designated as Mixed Use Commercial on the Generalized Future Land Use Map (GFLUM) of the Comprehensive Plan. This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Continued church use of this property is one such complementary use and, thus, this request is consistent with the GFLUM.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.